

BRADLEY \$

DESCRIPTION OF TWO LOTS OF THE PETER BRADLEY LANDS,  
ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

## LOT 1

Beginning for the same at an iron pipe on the division line between the lands of Peter Bradley and the lands of William E. Cain, said point being N 30 04 W - 178.83' from an iron pipe on the northwest side of Walnut Street marking the southernmost corner of the Lands of William E. Cain and a corner of Lot 2 of this description; and running, thence, by and with said Lot 2 S 61 11 W - 190.67' to an iron pipe, S 34 52 20 W - 95.00' to an iron pipe, and S 34 52 20 W - 21.16' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay N 41 10 50 W - 119.37' and N 29 43 30 E - 18.92' to the lands of Charles A. Edwards; thence, by and with said Edwards lands N 61 11 E - 40' more or less to an iron pipe and N 61 11 E - 262.57' to an iron pipe and the lands of William Cain; thence, by and with said Cain lands S 30 04 E - 75.02' to the place of beginning. Containing in all 0.606 acres of land, more or less.

Together with a right-of-way over Lot 2 of this description, said right-of-way being 39.75' wide and running parallel to and adjacent to the division line between the lands of Bradley and Cain from the herein described lands to the northwest side of Walnut Street.

Subject to the rights of others, if any, to a right-of-way 39.75' wide lying parallel to and adjacent to the last line of this description (S 30 04 E - 75.02').

May 6, 1996.

William R. Nuttle.

BRADLEY 2

DESCRIPTION OF LOT 2 OF THE PETER BRADLEY LANDS,  
ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northwest side of Walnut Street, said point being the easternmost corner of the herein described lands and the southernmost corner of the lands of William E. Cain; and running, thence, by and with the northwest side of said road S 48 02 50 W - 40.62' to an iron pipe and the lands of Andrew Nesspor, Jr.; thence, by and with said Nesspor lands N 30 04 W - 62.36', S 61 11 W - 167.04' to an iron pipe, and S 61 11 W - 42' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay N 62 06 40 W - 88.77' to a new division line between the herein described lands and other lands of Bradley (Lot 1); thence, by and with Lot 1 N 34 52 20 E - 21.16' more or less to an iron pipe, N 34 52 20 E - 95.00' to an iron pipe, and N 61 11 E - 190.67' to an iron pipe and the lands of William E. Cain; thence, by and with said Cain lands S 30 04 E - 178.83' to the place of beginning. Containing in all 0.804 acres of land, more or less.

Subject to a right-of-way 39.75' wide lying parallel to and adjacent to the last line of this description (S 30 04 E - 178.83'), running from Walnut Street to Lot 1 of the Bradley lands.

May 13, 1996.

William R. Nuttle.

January 30, 1996.

Mr. Peter Bradley  
601 N. Olive St.  
Media, PA 19063

Dear Mr. Bradley:

Enclosed are two copies of a sketch of your property in Rock Hall. I located the four pipes shown, the house, shoreline, and edge of the phragmite. The sketch is in pencil, but it is to scale.

The lane into the lot cuts across the Edwards lot over an area that is not specified as a right-of-way. This is probably a right-of-way by usage by now, but I suspect that the zoning people are not going to allow a second lot before it is cleared up. There will also have to be a right-of-way over the house lot to access the second lot. I have shown one that is 20' wide, but I do not know whether this width is acceptable.

I have no idea of the feasibility of it, but it certainly would be much less complex if the 40' strip fronting on Walnut Street could be used as access to both lots. The Department of Natural Resources and possibly the Corps of Engineers would have to approve; and, of course, construction costs would be a big factor. But it would be nice.

Let me know what the next step will be.

Sincerely yours,

MLM 54/404 Chas  
Edwards to Bradley

Lot 0.237

being EHP 221/18

MLM 54/405 James D. & Chas. A. Edwards to Bradley

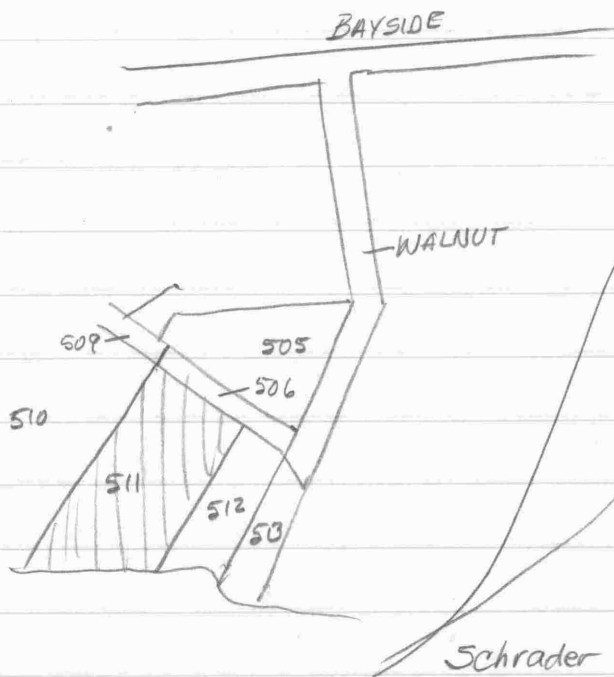
Schradu survey

Together with E/W see Plat WHG 49/595

Also see EHP 72/120

601 N. Olive St  
Media, Pa 19063

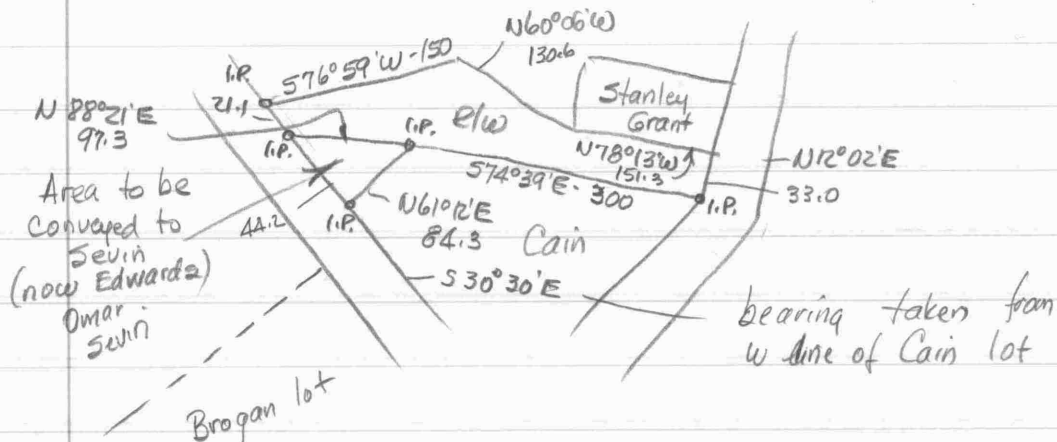
MAP 500



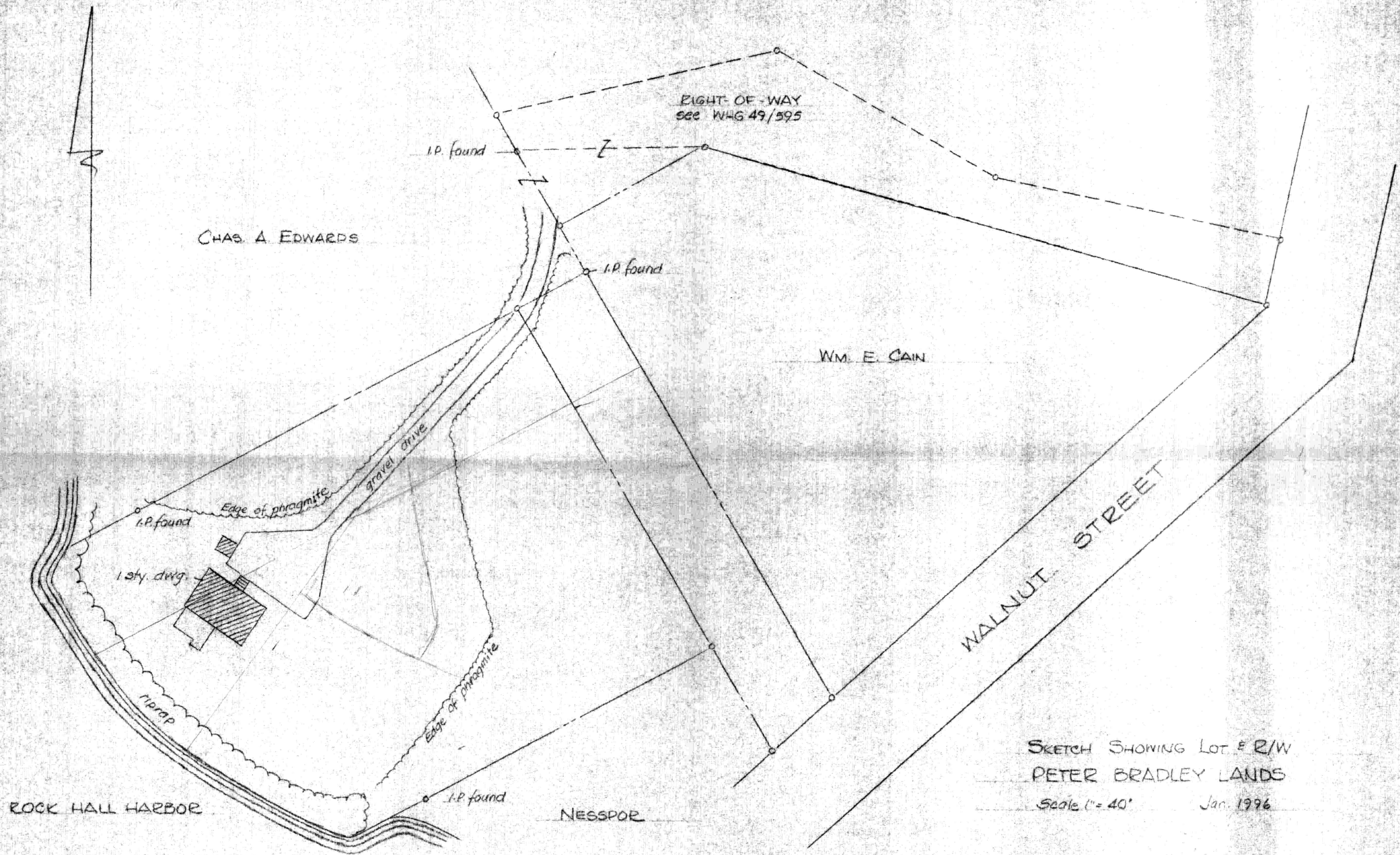
- 510 Chas. A. Edwards E 151/261
- 511 Peter Bradley M 54/405
- 512 Margaret B. Nesspor M 66/19
- 513 no listing
- 505 Wm. E. Cain W 46/33
- 506 Bradley M 54/404

Schrader descrip.

Together with R/W - see plat WHG 49/595



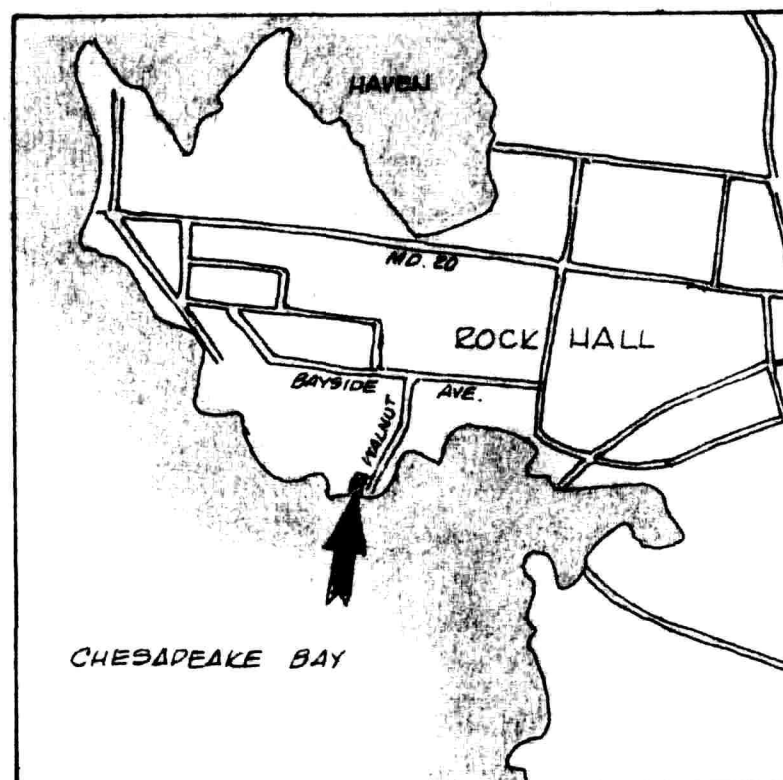




SKETCH SHOWING LOT & R/W  
PETER BRADLEY LANDS  
Scale 1" = 40' Jan. 1996

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

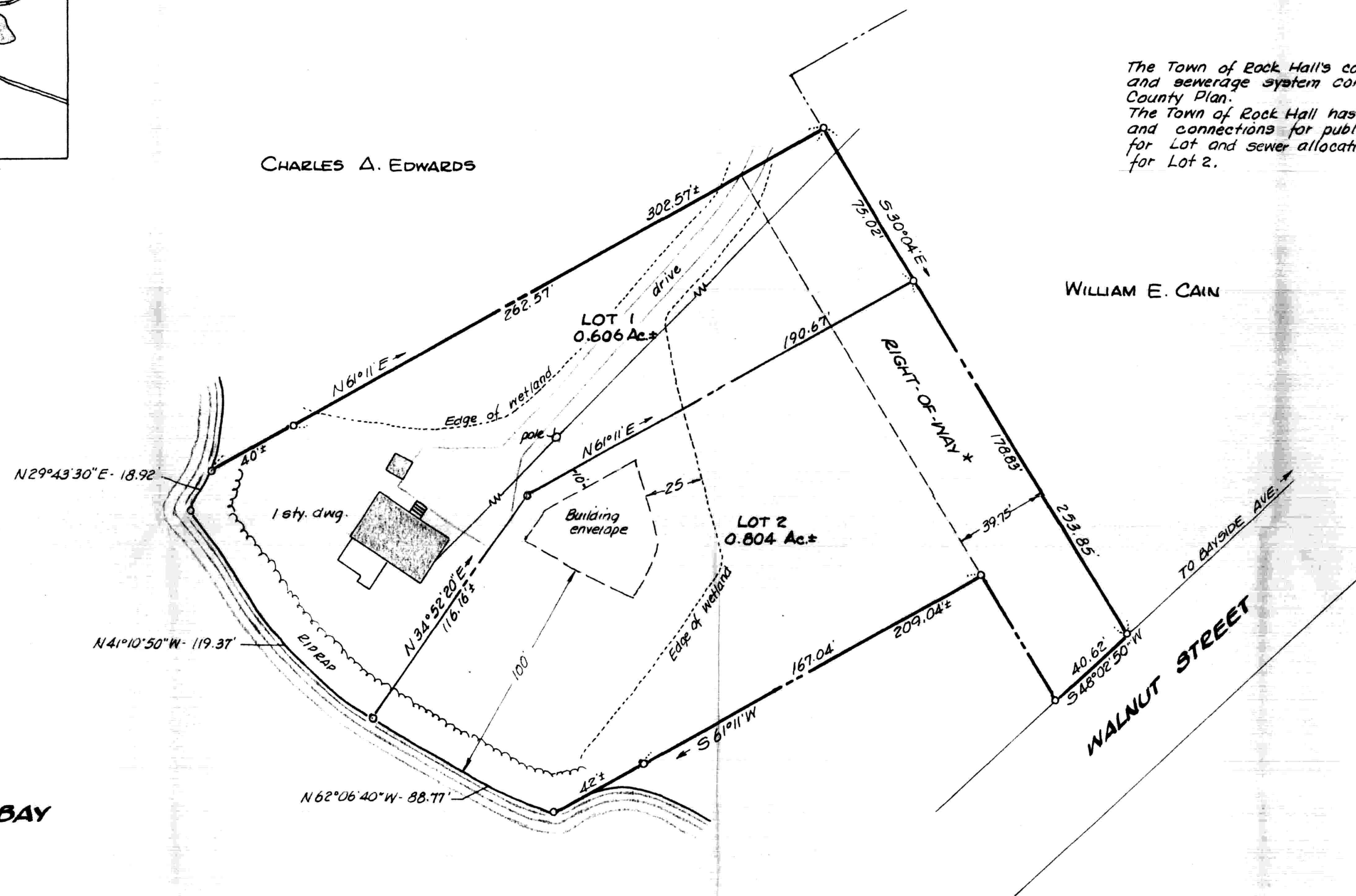




CHARLES A. EDWARDS

The Town of Rock Hall's community water supply and sewerage system conforms with the Kent County Plan.  
The Town of Rock Hall has existing allocation and connections for public water and sewer for Lot and sewer allocation reservation for Lot 2.

WILLIAM E. CAIN



CHESAPEAKE BAY

# MINOR SUBDIVISION PLAT PETER BRADLEY LANDS

ROCK HALL, KENT COUNTY, MD.

Scale 1"=40'

April 1996.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

APPROVED BY:  
Rock Hall Zoning Administrator  
Kent County Health Officer  
Rock Hall Director of Public Works

\* Note: The right-of-way shown is in title to Peter Bradley but was probably originally laid out as a road or right-of-way serving several lots. That part within Lot 2 is subject to the use of the owner of Lot 1 and possibly others. That part within Lot 1 is subject to the possible use of others.  
Lot 2 is also subject to the right-of-way of an existing sewer line from Walnut St. to the house on Lot 1. Any construction must take this into consideration.



SCALE: 1" = 40'

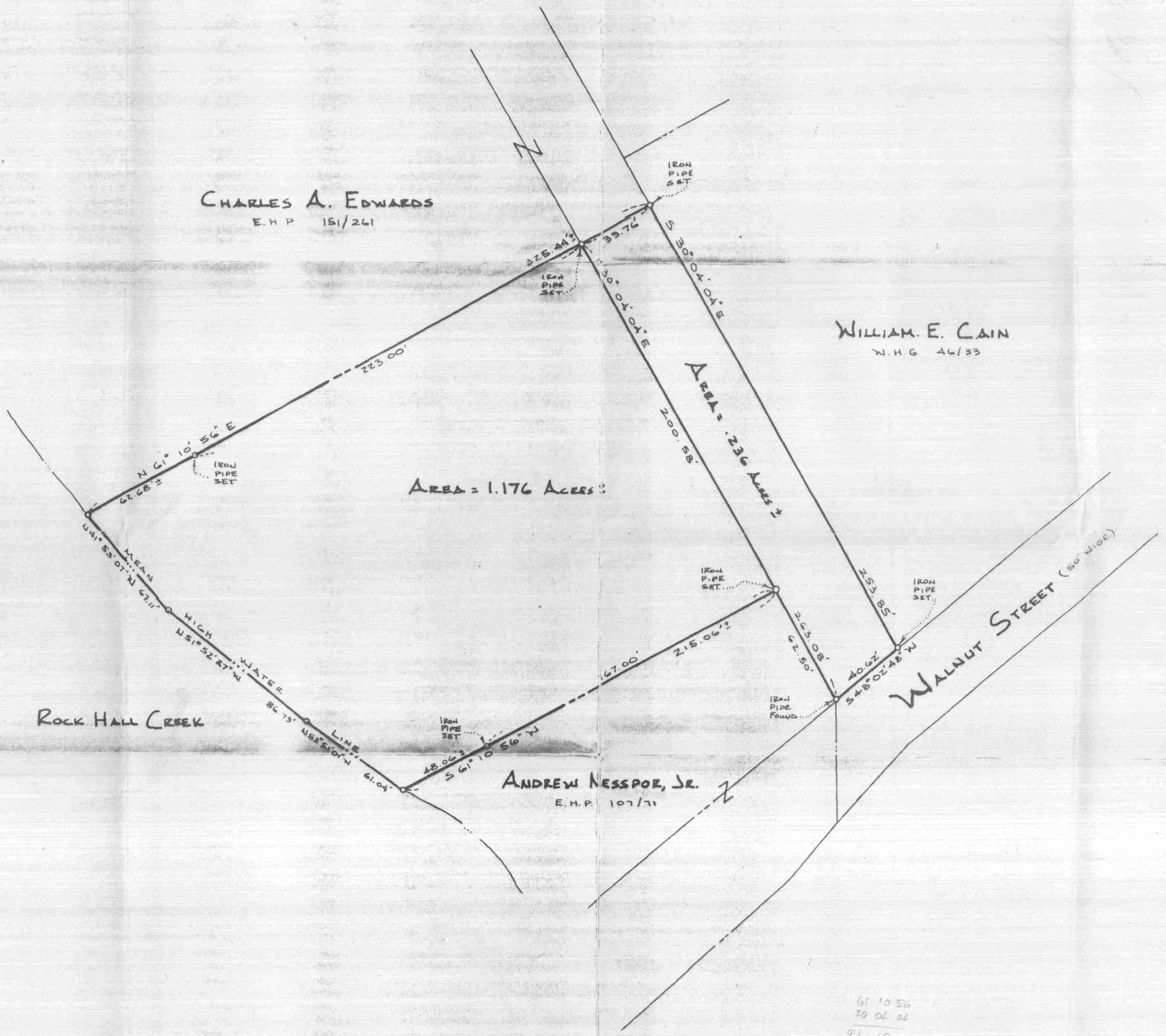
CHARLES A. EDWARDS  
E.H.P. 151/261

WILLIAM E. CAIN  
W.H.G. 46/33

ANDREW NESSPOR, JR.  
E.H.P. 107/71

AREA = 1.176 ACRES

AREA = .236 ACRES



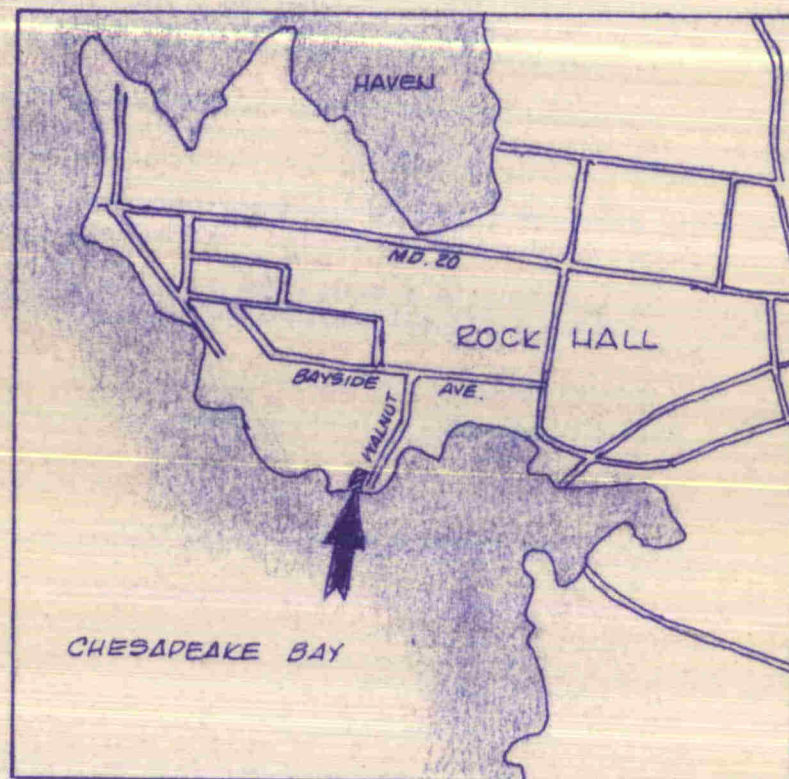
61 10 56  
30 04 02  
91 15

SURVEY OF THE LANDS OF <b>JAMES D. EDWARDS</b>		
SCALE: 1" = 40'	APPROVED BY: RONALD V. SNEADER REGISTERED SURVEYOR CHESTER, MARYLAND	DRAWN BY: KIRBY
DATE: NOV. 1988		REVISED: DEC. 1990
5 <sup>TH</sup> DISTRICT, ROCK HALL, KENT COUNTY, MARYLAND		
		DRAWING NUMBER 280



Pete Bradley  
800-747-6549



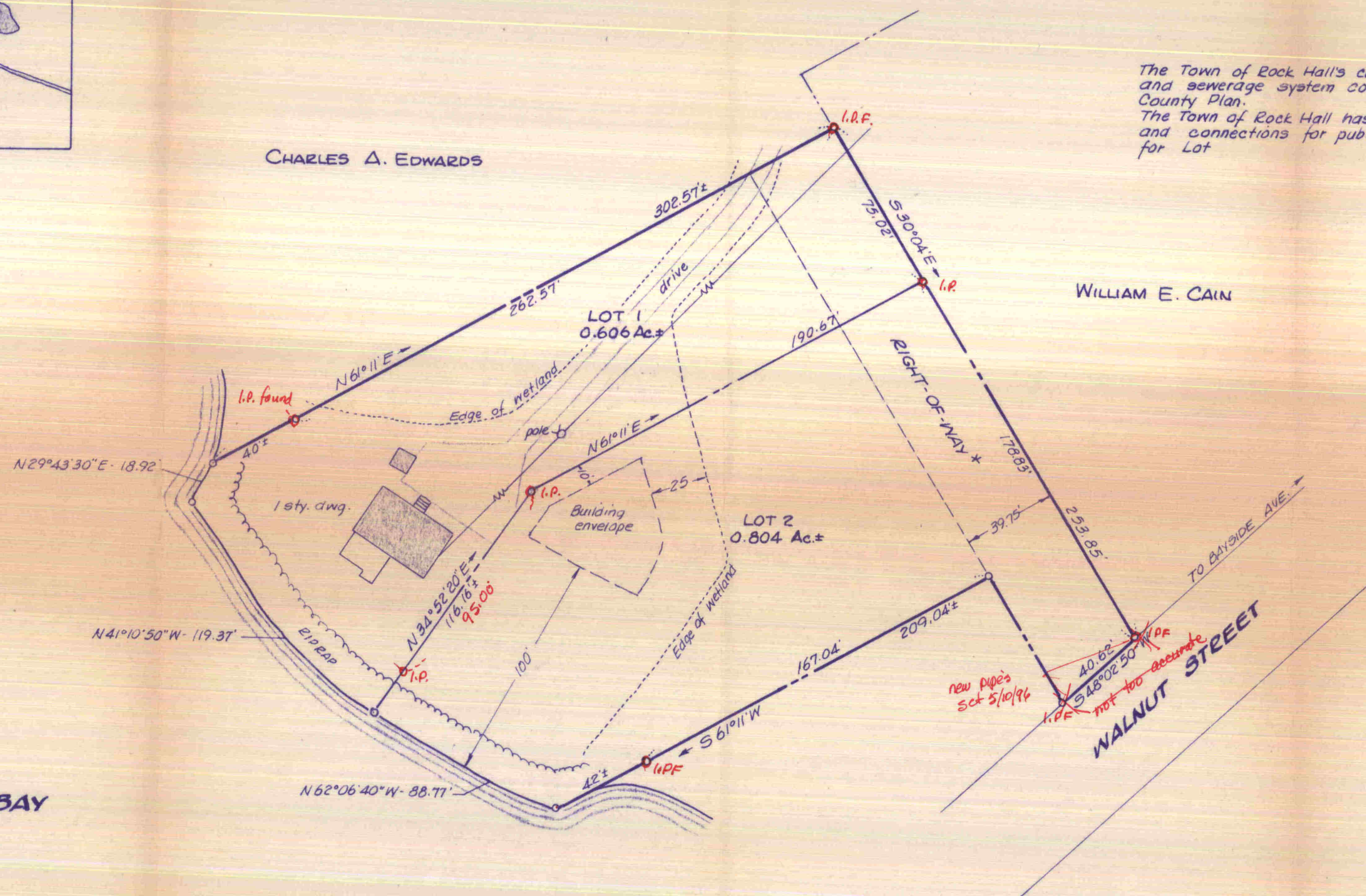


CHARLES A. EDWARDS

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WILLIAM E. CAIN

CHESAPEAKE BAY



APPROVED BY:  
Rock Hall Zoning Administrator

Kent County Health Officer

Rock Hall Director of Public Works

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Rock Hall, Kent County, Md.

Scale 1"=40'

April 1996.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.